

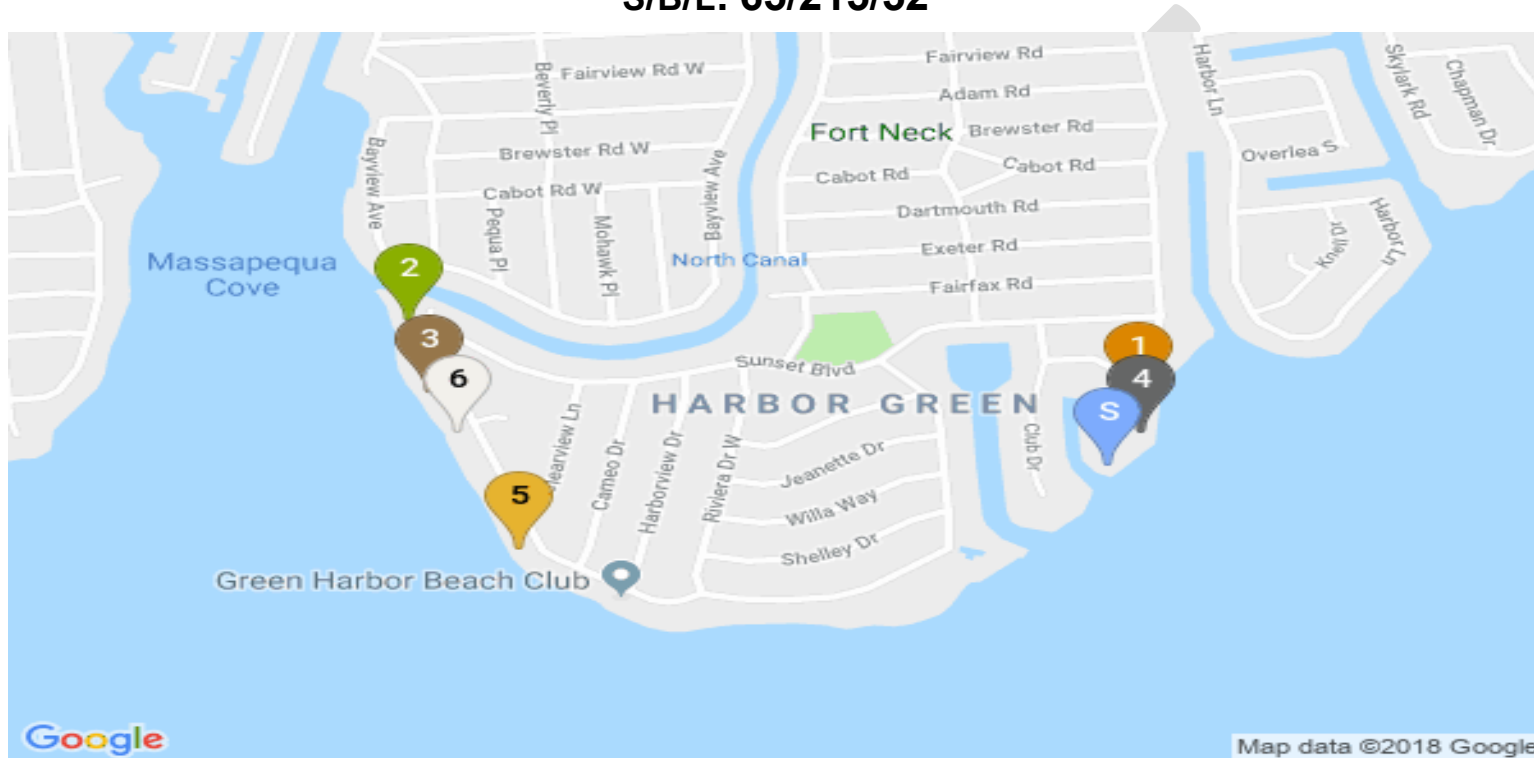
# Nassau County Comparable Sales Report

## S/B/L: 65/215/52

	<p>Your property has been valued using mass appraisal techniques.</p>			
Subject		Sale #1	Sale #2	Sale #3
Property Address	339 BAY DR MASSAPEQUA, NY 11758	324 BAY DR MASSAPEQUA, NY 11758	360 RIVIERA DR MASSAPEQUA, NY 11758	340 RIVIERA DR MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3023	OB-3023	OB-3023	OB-3023
Account Number	65215 00520	65215 00690	65228 00480	65228 00440
Sale Date		August 30, 2016	August 14, 2015	September 9, 2014
Sale Price		\$1,250,000	\$1,675,000	\$1,250,000
Time Adjustment Factor		1.07	1.13	1.15
Time Adjusted Sale Price		\$1,338,069	\$1,892,574	\$1,434,203
Total % Adjustment		33.55 %	10.76 %	57.50 %
<b>Adjusted Sales Price</b>		<b>\$1,787,028</b>	<b>\$2,096,132</b>	<b>\$2,258,924</b>
	<p>Your property has been valued using mass appraisal techniques.</p>			
Subject		Sale #4	Sale #5	Sale #6
Property Address	339 BAY DR MASSAPEQUA, NY 11758	332 BAY DR MASSAPEQUA, NY 11758	134 RIVIERA DR MASSAPEQUA, NY 11758	328 RIVIERA DR S MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3023	OB-3023	OB-3023	OB-3023
Account Number	65215 00520	65215 00710	65228 00470	65228 00210
Sale Date		January 5, 2016	March 27, 2013	August 8, 2012
Sale Price		\$1,350,000	\$1,600,000	\$1,405,000
Time Adjustment Factor		1.13	1.17	1.17
Time Adjusted Sale Price		\$1,525,358	\$1,878,510	\$1,649,567
Total % Adjustment		48.72 %	45.46 %	45.25 %
<b>Adjusted Sales Price</b>		<b>\$2,268,447</b>	<b>\$2,732,486</b>	<b>\$2,395,960</b>

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A comprehensive search of sales in the immediate area was completed. The sales presented are most similar in terms of property characteristics related to the subject property. All of the sales are located in the same community and are in close proximity to the Subject Property. Market derived adjustments are applied to the comparable sales for differences as related to the Subject Property. With all relevant factors considered, the indicated market value is well supported with an effective date of valuation, January 2, 2019.

**Subject Market Value:** \$1,931,000

**As of** January 2, 2019